

PCR-2008-06C
A Resolution of the Planning Commission Recommending
Conditional Approval of the Hinkle Farm Filing 1 Final Plat

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for Hinkle Farm Filing 1 Final Plat has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public meeting opened June 3, 2008.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application can conform to the applicable requirements of Section 4.9.1 of the Frederick Land Use Code provided certain conditions are met.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application with the following conditions:

1. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the Final Plat is recorded.
2. Surface Use Agreements shall be provided before recordation of the Final Plat (including but not limited too the WKW foundation and Machii-Ross Petroleum CO).
3. An updated title commitment shall be provided to Town Staff current to within fourteen (14) days of the Board of Trustees meeting.
4. The development shall provide for the installation of eight foot wide sidewalks along the adjacent portions of Godding Hollow Parkway, Silver Birch Boulevard in accordance with the Town's adopted Design Standards and Construction Specifications as detailed in the MOAPI.
5. Land shown on plat as oil and gas well setbacks may not be used to meet open space requirements.

This resolution approved this 3rd day of June, 2008 by a vote of 5 to 0.


Tim Williams, Chairman, Planning Commission